

OBJECTIVE FLU MOUNT PLYMOUTH-SORRENTO HISTORIC VILLAGE

The County shall implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and village charm presently enjoyed in the Mount Plymouth-Sorrento community, and thereby ensure that these qualities are available to future residents. This recognition should also protect the community from annexation.

Policy FLU Recognition of Mount Plymouth-Sorrento Community

The County shall develop and enforce Comprehensive Plan policies and Land Development Regulations for the Mount Plymouth-Sorrento Planning Area, established pursuant to Ordinance No. 2004-67, that recognize the Mount Plymouth-Sorrento Community as a part of Lake County with unique rural character and village charm. It shall be the policy of the County that this area requires approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection and the enforcement of Land Development Regulations consistent with the community's character.

Policy FLU Guiding Principles for Development

The County shall insure that new development within the Mount Plymouth-Sorrento Community is of high quality while maintaining community character and protecting property rights. Consideration of proposals for future development and redevelopment within the Mount Plymouth-Sorrento Planning Area shall be guided by the following principles:

- Provide a range of housing types for all ages, incomes, and lifestyles while focusing the highest density and intensity of new development within the Main Street District
- Ensure compatibility with established neighborhoods and rural lifestyles
- Ensure compatibility with rural and transitional uses adjacent to the Planning Area
- Provide for an integrated network of local two-lane streets, bicycle trails, and pedestrian paths to connect neighborhoods and provide access to the Main Street District and through the planning area; prohibit new gated communities
- Create a sense of place by implementing design standards, traditional village architectural guidelines, traffic calming, lighting and landscaping standards, liberal use of street trees, community parks, and open space that protect and enhance the character of the Mount Plymouth-Sorrento Community
- Provide for environmentally-responsible development and design appropriate within the Wekiva Study Area

Policy FLU Zoning Overlay Districts

The County shall establish zoning overlay districts for the Mount Plymouth-Sorrento Planning Area. These overlay districts shall require specific regulations and design standards for new development and redevelopment, including but not limited to parking, lighting, signage, open space, village architectural guidelines, building scale, and landscaping that will preserve the character of the Mount Plymouth-Sorrento Community and define the community. These overlay

districts include the Main Street District, Suburban Residential District, Rural Transitional District, and Employment Center District, described by the following four policies.

Policy FLU Main Street District

The County shall establish standards and guidelines for a Mount Plymouth-Sorrento Main Street District to preserve a sense of place and shared identity for the Mount Plymouth-Sorrento Community. The Main Street District is defined as the properties located within the boundary depicted in **Figure X**.

The Main Street District Zoning Overlay is a mechanism that allows for higher density and intensity of development if overlay requirements and design guidelines are followed to reinforce a small village character.

The Main Street District consists of a Main Street corridor and surrounding neighborhoods that provide a balanced mix of land uses. Retail, office, residential, and civic uses shall be planned at appropriate densities and intensities within the Main Street District. The mix of uses is intended to establish a diverse, sustainable community by meeting the housing and daily needs of people from all stages of life, incomes, and professions. A maximum density of 5.5 residential units an acre within the Main Street District is proposed in locations both within and immediately adjacent to the Main Street corridor. The intent of the higher-density residential is to establish a market within walking distance to support the small shops within the Main Street District. This density also opens up opportunities for alternative modes of transportation such as walking, biking, and public transportation. The housing surrounding the Main Street corridor includes the integration of new housing, along with the anticipated redevelopment and infill near existing housing.

Policies and regulations for the Main Street District shall be developed to emulate a traditional small village feel, including but not be limited to the follow requirements:

- Require specific design standards affecting the size and architecture of residential and non residential structures, consistent with the Main Street District
- Require specific additional standards for infill housing to preserve the character within the historic Sorrento neighborhood
- Require that building structures present a traditional storefront face and entrance to the Main Street, and provide wide sidewalks for pedestrian activity with street furniture for outdoor cafes and benches for rest and shading; and require the planting of canopy trees (such as Live Oaks, Sweet Gum, and Drake Elms) at regular intervals along Main Street, and lamps shall utilize full-cutoff lighting with traditional-style fixtures.
- Require that all parking be located in the rear of building structures facing Main Street, with the exception of on-street angle or parallel parking.
- Encourage upper-story residences or office space located above ground-level shops, and provide for multi-family homes, including town homes, duplexes, and condominiums within and near the Main Street corridor.
- Include the provision for an anchor store, such as a grocery, to be sized to serve the needs of the Mount Plymouth-Sorrento Planning Area and not exceed 30,000 square feet of floor area.

Such a store, if located within the Planning Area, must not be visible from Main Street, and shall be designed with architectural features compatible with the character of the Mount Plymouth-Sorrento Community.

- Maximum buildings height is 3 stories with varied roof lines, unless such look is provided by adjacent buildings
- Provide for one or more areas within the Main Street District that shall serve as a community park or civic space, which shall be designed with appropriate landscaping and amenities that enhance the public realm and community identity.

Policy FLU Suburban Residential District

The County shall establish standards and guidelines for a Suburban Residential District within the Mount Plymouth-Sorrento community. The Suburban Residential District is hereby defined to include property within the Mount Plymouth-Sorrento Planning Area outside of the Wekiva River Protection Area that is not located within the Main Street District or the Rural Transitional District. Land proposed for urban development within the Suburban Residential District, unless otherwise vested pursuant to Policy _____, may be allowed to develop at a maximum residential density of two (2) dwelling units per net buildable acre, provided that development exceeding ten (10) acres in size shall be required to utilize PUD zoning and protect a minimum 50% of the net area as open space. Property within the Suburban Residential District having a zoning assignment prior to adoption of this policy that would otherwise allow for a density greater than two (2) dwelling units per net acre shall be exempt from this provision.

Policy FLU Rural Transitional District

The County shall establish standards and guidelines for a Rural Transitional District within the Mount Plymouth-Sorrento community. The Rural Transitional District is hereby defined to include property within Sections 23, 24, 26 and 35 of Township 19 South, Range 27 East, with the exception of property within the Employment Center District. The purpose of this district shall be to ensure compatibility with established rural residential neighborhoods in the Wolf Branch Road corridor, and to provide for the protection of environmentally sensitive lands. Lands within the Rural Transitional District, unless otherwise vested pursuant to Policy _____, may be allowed to develop at a maximum residential density of one (1) dwelling units per net buildable acre, provided that development exceeding ten (10) acres in size shall be required to utilize PUD zoning and protect a minimum 50% of the net area as open space. Property within the Rural Transitional District having a zoning assignment prior to adoption of this policy that would otherwise allow for a density greater than one (1) dwelling units per net acre shall be exempt from this provision.

Policy FLU Employment Center District

The County shall coordinate with the City of Mount Dora to establish a Regional Professional Employment Center District in the vicinity of State Road 46 and Round Lake Road for the purpose of creating quality professional jobs within east Lake County and convenient to residential areas of both communities. The intent of this district is to promote orderly and logical development of land for office complexes and light, clean industrial development in an

attractively designed, park-type setting, and to assure appropriate design in order to maintain the integrity of existing or future nearby residential areas. The Employment Center District shall be located on or have direct access to State Road 46 west of the Suburban Residential and Main Street districts.

Policy FLU Gateway/Landmark Features

The County shall allow for the placement of gateway/landmark features to define the Mount Plymouth-Sorrento Community on County Road 437 (north and south entrance), County Road 435 (south entrance), Wolf Branch Road (west entrance), and on the segment of State Road 46 described as the Main Street District (east and west entrance). Gateway/landmark features shall be used to announce entrances and transitions to and through the Mount Plymouth-Sorrento Community and to facilitate community identity.

Policy FLU Environmental Design Standards

The County shall require compliance with environmental design standards established for the Wekiva Study Area within the Mount Plymouth Sorrento Planning Area. The County shall require environmentally-responsible development and design appropriate within the Wekiva Study Area, including but not limited to the protection of aquifer recharge areas, wetlands, karst features, wildlife, trees and native vegetation; the use of drought-tolerant landscaping; the use of reclaimed water for irrigation where appropriate, and the promotion of energy efficient “green-building”.

Policy FLU Preservation of Tree Canopy

The County shall require that mature hardwood trees and tree canopies be protected within new development. All new development within the Mount Plymouth and Sorrento Planning Area shall be required to protect existing mature hardwood trees. A mature hardwood tree shall be defined as a tree with a caliper of 12” or more. Where mature hardwood trees stands exist, land use and design requirements are intended to minimize the impact to the existing tree canopy.

Policy FLU Protection of Dark Skies

By January 2007, Lake County shall adopt an exterior lighting ordinance for the Mount Plymouth-Sorrento Planning Area to preserve dark skies, based on recommendations of the International Dark Sky Association and exemplified by the City of Casselberry Exterior Lighting Ordinance (May 2002).

Policy FLU Signage and Advertisement

In order to enhance community character and limit the visual intrusion of commercial features, the county shall adopt land development regulations that limit the location, height, size, and illumination of signs and advertisement structures within the Mount Plymouth-Sorrento Planning Area.

Policy FLU Transportation Network

A community priority is to preserve two lane roads while improving connectivity within and through the Mount Plymouth and Sorrento Community. In order to accomplish this effort and meet the needs of current and future residents, it is critical for the County to prohibit the development of new gated communities and require new developments to reserve land for transportation routes that connect to existing and proposed roads in the proposed network. Provision should be made not only for roads but also bicycling, walking, equestrian, and golf cart trails.

A community transportation vision and preferred transportation network shall be established for the Planning Area that identifies the functional type, cross-sections for different streets, and recreational trail connectivity. Site development plans/plats prepared for each specific district shall incorporate the applicable transportation circulation vision street(s), trail(s), and their connection(s). This transportation network vision should anticipate the coordination and integration of roads with other modes of transportation where appropriate, i.e. bicycle, walking, equestrian, and golf cart trails to occur in the Planning Area.

In order to protect the long-term integrity of the Mount Plymouth-Sorrento Community within the Main Street District, it shall be the expressed intent of the County to maintain State Road 46 within the Planning Area as a two-lane facility, herein referred to as “Main Street”, and to coordinate with the Florida Department of Transportation to achieve this purpose.

The County shall establish rural scenic road and Main Street District road guidelines that define the functional type and cross-sections for these roads. Further, in order to maintain the scenic quality of rural roadways and limit traffic through established residential areas, the County shall designate Wolf Branch Road and Adair Road within the boundaries of the Planning Area as local scenic roadways that shall be policy constrained to remain as two-lane facilities and treated with traffic calming techniques (i.e. chicanes, bulb outs, and other traffic calming mechanisms). The County shall develop land use, landscaping, and design standards protective of the unique character of these roadway corridors.

Policy FLU Parking

In an effort to create a pedestrian realm and storefront activity on Main Street, parking lots shall be hidden behind the buildings that front Main Street. The Main Street District shall emphasize the use of parking in the form of individual small lots of typically twenty-five (25) spaces or less. All parking lots shall be required to extensively use trees, landscaping, and utilize full-cutoff lighting with traditional-style fixtures. Design of the Main Street corridor shall accommodate on-street parallel or angled parking. Calculations for shared parking spaces are encouraged for lots that serve mixed-use buildings.

Parking standards for the Planning Area shall include adequate off street parking for residents within all residential subdivisions.

Policy FLU Traffic Calming

The use of traffic calming measures such as round-a-bouts, speed humps, bulb outs, chicanes, and similar measures shall be encouraged facilitate the reduction of the speed of traffic within all districts within the Mount Plymouth and Sorrento Planning Area.

Policy FLU Mount Plymouth and Sorrento Finance Mechanism

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The County shall explore a financing mechanism to fund plans, construction, maintenance, or improvements to the roads and community amenities.